

The 1960 U. S. Census survey of housing, which took into account interior appearance and utilities, also revealed the following information about Biscoe: of the 310 dwellings, 194 were rated sound, 79 deteriorated, and 37 dilapidated. There are now an additional 40 dwelling units in Biscoe, yet the "wind-shield" survey of the exterior condition revealed only 187 sound houses compared to 194 in 1960. This would indicate that quite a number of previously sound houses have been allowed to deteriorate to the point that they can no longer qualify as standard houses requiring only normal maintenance. The smaller number of dilapidated houses is explained by the fact that a number of those existing in 1960 have been torn down.

The largest area of substandard housing shows up in the southeastern section of the town (see map on page 46). The second largest concentration lies in the southwest. Both of these areas spill over into the one mile fringe area. These two areas are inhabited mainly by the black citizens of the planning area. A careful look at the maps showing municipal water and sewer service and street conditions reveals that these two areas are lacking in these services and in good streets. In short, there are few of the physical qualities that tend to make a neighborhood an attractive place to live.

Two other large areas are showing the danger signs of becoming blighted areas. One of these is the area back of the Spring Mills Aileen Plant, along Brooks and Stewart Streets. The other lies east of the central business and services area. Several smaller problem areas are indicated on the map. Only a few of the homes are actually dilapidated. Many of the homes have gradually been allowed to deteriorate out of the sound category. A number of these are good examples of what happens when residential areas are not adequately protected from industries, services and businesses that are poor neighbors to residential areas. Some of these examples have been previously pointed out under preceding sections of the land use analysis.